



The White Hart Inn

36 Carmarthen Road, Llandeilo, Carmarthenshire, SA19 6RS

Freehold Investment £500,000

- Inn, hotel and function venue
- Two bars, restaurant, function rooms (140)
- Eight en suite letting bedrooms
- Three-bedroom self-contained owners' apartment
- New ten-year lease producing £30,000 per annum

Ref:95508

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SP Sidney
Phillips



LOCATION

These premises are located on the western end of the thriving residential and tourist centre of Llandeilo. The property is situated in a semi-rural location just off the A40, opposite the well known and popular tourist attraction of Dinefwr Park.

The White Hart Inn is well positioned to attract both walk-in and destination custom. This business has a long history of successful trading. Over the last ten years, the premises have been let on lease and the former tenants have now vacated and the business is closed pending a sale or letting. Whilst no recent trading figures are available, we have been advised gross sales have been in the region of £800,000 per annum, and going back ten years they were in excess of £500,000 net. Prospective tenants/purchasers will have to make their own assessment as to viability, but the potential is significant.

This very substantial, detached property is presented in excellent order and has continually been the subject of capital investment, such that no further expenditure will be necessary by either the freeholder or the tenant for some time to come. The premises are presented in pristine order and are a credit to the previous tenants and the freeholder.

The White Hart Inn has been developed over the years from a local inn to cater to a diverse trade to include bars, restaurant and an exceptional function suite with eight well-appointed letting bedrooms and a superior, three bedroom self-contained owners flat.

The White Hart Inn is built in the main of brick and block with rendered elevations under a part slate and part reconstructed tile roof. It has every modern convenience and briefly comprises the following accommodation:

TRADE AREAS

Main entrance hall to hotel with reception desk, off which are LADIES' & GENTLEMEN'S TOILETS and ACCESSIBLE WC.

LOUNGE BAR/RESTAURANT in three interconnecting sections, viz BAR AREA having quarry tiled floor. Stone based bar counter. Exposed beamed ceilings and part exposed stone wall. Two separate RESTAURANT AREAS seating approximately 40.

PUBLIC BAR (approximately 8m x 6m) having quarry tiled floor, open stone surround fireplace and panelled walls to dado height. Exposed beamed ceiling. Panelled front bar counter. On-level CELLAR in two sections.

The 'DINEFWR SUITE': the main FUNCTION ROOM to seat up to 140, to a maximum of 350 if including the Raven Room. Central parquet wood dance floor with carpeted surround. Carvery unit. 'L' shaped FUNCTIONS ROOM BAR (approximately 8m x 8m) around a brick-based hardwood top bar counter. Fitted button back seating and space for 40 customers.

The 'RAVEN ROOM': a small FUNCTION ROOM to seat 30-40, with high exposed beamed ceiling and feature stone fireplace. Parquet dance floor with carpeted surround.

CATERING KITCHEN WITH WASH-UP/SERVICE AREA, connecting to the main CATERING KITCHEN (approximately 8m x 5m) with WALK-IN FRIDGE and FREEZER. Quarry tiled floor and tiled walls. Extensive range of heavy-duty stainless steel catering equipment. WASH-UP with twin bowl stainless steel wash-up and commercial dishwasher. Rear covered way with WALK-IN REFRIGERATOR.

LETTING ACCOMMODATION

Eight well-appointed EN SUITE LETTING BEDROOMS. All rooms have televisions and tea and coffee making facilities.

OWNERS/MANAGER'S ACCOMMODATION

With independent access and briefly comprising THREE EN SUITE DOUBLE BEDROOMS, BATHROOM, SITTING ROOM, modern fitted KITCHEN, and separate OFFICE.

EXTERNAL

Large 'L' shaped CAR PARK for 40 plus cars. Covered smoking solution. Large rear yard with LAUNDRY ROOM.

Integral DOUBLE GARAGE. Small corner lawned and wooded area.

THE BUSINESS

For the last ten years these premises have been let on lease and a new tenant was appointed in April 2025.

We have seen trading figures for the year ended 30 September 2012 which showed net sales of £528,655 with a gross profit of £334,165 (63.2%). At that time, sales were divided in the approximate ratio: catering 43%, wet sales 30% to accommodation 27%. The previous tenants have informally advised they have achieved gross sales of £800,000 per annum.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water, electricity and drainage are connected. Propane gas for cooking and central heating.

Rateable Value: £31,500 as at 01 April 2023.

Local Authority: Carmarthenshire County Council.

EPC Ref: C



TENURE & PRICE

These premises are let on a new 10-year lease, the details of which are below. An asking price of £500,000 has been set for the freehold investment to include the trade furniture, fixtures, fittings and effects. The Tenant owns the stock in trade. This investment shows a yield of 6%.

HEADS OF LEASE

TERM	Ten years with Tenant's option to break at three years and every two years thereafter.
LANDLORD & TENANT ACT 1954	Outside Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Fully assignable subject to Landlord's consent.
BOND	£10,000.
RENT	£30,000 per annum indexed annually by RPI, subject to a maximum of 10%.
REPAIR LIABILITY	Full repairing and insuring lease.
FIXTURES & FITTINGS	Retained by the Landlord. The Tenant will be responsible for their repair, maintenance and replacement (when beyond repair).
TIE	Free of all trade ties.
INSURANCE	The Landlord insures the building, the cost of which is charged to the Tenant by way of an Insurance Rent.
VAT	These premises are not registered for VAT.

NOTE – Aerial footage is available on the Sidney Phillips website

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



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